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पावती

Original/Duplicate

Thursday, October 29, 2020

नोंदणी क्र. :39M

5:41 PM

Regn.:39M

पावती क्र.: 9190 दिनांक: 29/10/2020

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: वदर9-8607-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नमन अरुण शाह

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	

एकूण:	रु. 30760.00
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आपणास मूळ दस्त, संबनेल प्रिंट, सूची-२ अंवाजे
6:00 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.14950506.2 /-

मोबदला रु.33000000/-

भरलेले मुद्रांक शुल्क : रु. 660000/-


सह. दुय्यम निबंधक, अंधेरी क्र. 3
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006320022202021P दिनांक: 29/10/2020

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... - 2 NOV. 2020

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		29 October 2020 06:00:10 PM				
मूल्यांकन क्र. 2020/02/7843						
मूल्यांकन क्षेत्र शहर पुनर्विभाग पंच मूल विभाग अर्ध-महानगर न. 22, काव्यांक	श. 20 मुंबई, महानगर पंच पुनर्विभाग (अंधेरी) 401 500 20100 (उत्तरेक गावाची इ.इ. पूर्वेक दुर्गाची मार्ग, पश्चिमेक गावाची इ.इ. उ.दक्षिणेक अंधेरी उड्डाण पुनर् मार्ग (पो फाउन्डे मार्ग) शि.टी.ए.स. नंबर 67843					
कार्यिक मूल्य दर तक्त्यानुसार मूल्यदर रु. मि.मी. (वर्गमी.)	मिळकती सज्जिका 132740/-	कार्यालय 147300/-	दुकाने 142400/-	औद्योगिक 132740/-	सोपानांमार्फत एकक वीस मीटर	
बांधीव क्षेत्राची माहिती मिळकती सज्जिका (132740/-) दुकाने सज्जिका (142400/-) औद्योगिक सज्जिका	132740/- वीस मीटर 1-अंधेरी मी.सी. आहे	मिळकतीचा वापर मिळकतीचे तप- मात्रता:	मिळकती सज्जिका 142400/- 1st Floor To 4th Floor	मिळकतीचा प्रकार- मूल्यादर/बांधकामास दर	बांधीव रु. 132740/-	
<p>शहर/पंच विभाग घटक दर = 100% apply to rate= Rs. 132740/-</p>						
घर, वास्तुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	<p>= (कार्यिक मूल्यदर + खुल्या जमिनीचा दर) + घरा वास्तुसार दर/क्षेत्री + खुल्या जमिनीचा दर) = (1/ (132740+67870)) * (100 / 100.1) + 67870) = Rs. 132740/-</p>					
अ) मूला मिळकतीचे मूल्य	<p>= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 132740 * 132.63 = Rs. 14950506.2/-</p>					
एकत्रित अंतिम मूल्य	<p>मूला मिळकतीचे मूल्य + तुकटारचे मूल्य + मंडीमार्दान प्रकृत क्षेत्र मूल्य + सातत्या राखीवे मूल्य + वरील राखीवे मूल्य + बांधित काल जमिन मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधित वास्तव A + B + C + D + E + F + G + H + I = 14950506.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 14950506.2/-</p>					

Home Print

सह दुय्यम निबंधक अंधेरी क्र. ३.



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CHALLAN
MTR Form Number-6



GRN	MH006320022202021P	BARCODE	[Barcode]		Date	29/10/2020-16:00:46	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	DBMPS1384B			
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	NAMAN ARUN SHAH AND OTHERS			
Location	MUMBAI							
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 101 1ST FLR BIANCA BLDG			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	660000.00		Road/Street	ANDHERI KURLA ROAD ANDHERI EAST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 2 0 0 6 9			
				Remarks (If Any)	PAN2=BFBPS0481Q-SecondPartyName=JINESH HARNISH SHAH-			
				Amount In	Six Lakh Ninety thousand Rupees Only			
Total				Words				
6,90,000.00								
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank C/N	Ref. No.	1000050202013283715		
Cheque/DD No.				Bank Date	RBI Date	29/10/2020-16:02:25	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

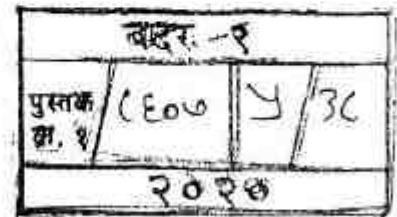


Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No.: 9920866441



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("**Agreement**") is made at Mumbai on this 29th day of October, 2020

BETWEEN

MR. JINESH HARNISH SHAH having (PAN BFBPS0481Q), an adult, of Mumbai, Indian Inhabitant, residing at C-1/C/49-50, Mahavir Nagar, Shankar Lane, Kandivali Mumbai 400 067, hereinafter called "**the Transferor**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors and administrators) of the One Part

AND

1. **MR. NAMAN ARUN SHAH** having (PAN DBMPS1384B)
2. **MISS. AVNI ARUN SHAH** having (PAN BPUPS8621D)
3. **MISS. MITSU KAMLESH SHAH** having (PAN DWXPS5103Q)
4. **MRS. ISHA NAMAN SHAH (ISHA RAVAL)** having(PAN ANIPR8758F), are adults, of Mumbai, Indian Inhabitants, all of them presently residing at 301, Ram Nivas, NS Road no. 3, Juhu, Vile Parle West, Mumbai 400056 hereinafter referred to as "**the Transferees**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors and administrators) of the Other Part.

WHEREAS:

- A. By and under Agreement for Sale dated 25th July, 2018, made and executed between one Ashapura Homes Private Limited as the promoters in one part and the Transferor herein as the purchaser therein of the other part, the Transferor purchased a residential unit being Flat No. 101 on the 1st Floor, admeasuring about 93.83 square meters (carpet) equivalent to 1010 square feet (carpet) in the Building known as "**BIANCA**", including the parking slot



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number 31 duly allotted and also membership of the recreational facilities and all benefits attached to the said flat, hereinafter referred to as the said "Flat" and more particularly described in the **SECOND SCHEDULE** hereunder written) on the piece and parcel of land or ground admeasuring 4073.50 square meters and bearing Survey No. 72, Hissa No. 2 corresponding to C.T.S. No. 103, 103(pt) and Survey No. 2, Hissa No. 3 (pt) corresponding to C.T.S. Nos. 98, 98/1 to 13, 100, 99, 99/1 to 7, 101, 101/1 to 12, 102, 102/1 to 15 (all CTS Nos. have now been amalgamated / merged into one CTS No. viz. CTS No. 98) of Village Gundavli and Survey No. 2, Hissa No. 3 (pt) corresponding to C.T.S. Nos. 153, 153/1 to 59 of Village Mogra, Taluka Andheri, Mumbai Suburban District situated at Andheri - Kurla Road, Off W.E. Highway, Andheri, Mumbai - 400 069 and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as "the said larger Property");

B. The said Agreement for Sale dated 25th July, 2018, has been duly registered with the Office of the Sub-Registrar of Assurances at Andheri No. 6 under serial No. BDR17 / 7877 / 2018 on 25th July, 2018.

C. The Transferor hereby declare that he had availed housing loan facility from TATA Capital Housing Finance Limited under Loan Account No. 10155340. As on the date of this Agreement, an amount of Rs. 1,74,11,206.82 (**Rupees One Crore Seventy Four Lakhs Eleven Thousand Two Hundred and Six Rupees and Eighty Two Paise only**) is outstanding as per the loan foreclosure letter dated 29th October, 2020, issued by TATA Capital Housing Finance Limited. A copy of the said Loan Foreclosure letter is annexed hereto as "**Annexure - 1**" hereto.

D. Further, the Transferor hereby declares that, on account of availing the Housing Loan facility from TATA Capital Housing Finance Limited, the Original



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of the Agreement for Sale dated 25th July, 2018, along-with other documents have been kept in the possession of the TATA Capital Housing Finance Limited. A copy of a letter dated 21st August, 2020, issued by TATA Capital Housing Finance Limited *inter-alia* confirming the possession of the title documents mentioned therein is annexed hereto as "Annexure - 2". Under this agreement, it has been agreed that the Transferees will pay directly the said unpaid due to TATA Capital Housing Finance Limited and upon such payment will directly receive or cause to receive the documents held by the said TATA Capital Housing Finance Limited.

- E. The Transferor hereby further declares that his title over the said Flat is marketable and free from all encumbrances (Except the above said loan of TATA Capital Housing Finance Limited).
- F. The Transferor has represented to the Transferees that, the various purchasers in the said building "BIANCA" are yet to form any condominium or society or any other association of persons.
- G. That the Transferor has good right, title, interest, full authority and absolute right to sell and dispose of the said Flat and he has truly, faithfully and honestly disclosed all the facts to the Transferees without suppressing or misrepresentation of any facts from the Transferees and his rights in respect of the said Flat and the said Flat has clear and marketable title, free from all encumbrances at law and equity, right, title, interest and/or claim in favour of any third party/parties whatsoever in respect of the said Flat which affects the right of the Transferees and her has not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat (Except the above said loan of TATA Capital Housing Finance Limited).



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H. Upon the strength of the aforesaid representations made by the Transferor to the Transferees believing the same to be true and correct, honest and bonafide the parties entered in to an oral negotiation and pursuant thereto the Transferor herein has agreed to sell to the Transferees and the Transferees have agreed to purchase and acquire from the said Transferor, the said Flat, together with all rights, title, interest, benefits, shares, sinking fund amount, etc. and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.3,30,00,000/- (Rupees Three Cores thirty Lakhs only)** subject to the Transferor putting the Transferees in possession of the said Flat and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed, confirmed and recorded by and between the Parties hereto as follows:—

1. The aforesaid recitals shall form an integral part of this Agreement.



TRANSFER OF THE FLAT

The Transferor has agreed to sell, transfer, convey and assign to the Transferees and the Transferees have agreed to purchase from the Transferor all and singular his ownership right, title and interest in the said Flat No. 101 on the 1st Floor, admeasuring about 93.83 square meters (carpet) equivalent to 1010 square feet (carpet) in the Building known as "**BIANCA**" situated at Andheri - Kurla Road, Off W.E. Highway, Andheri, Mumbai – 400 069; including the Exclusive Stack Car Parking Space No. 31 as per letter dated 30th September 2018 from Ashapura Homes Pvt Ltd annexed as per Annexure 3, membership of all recreational facilities and all the direct and indirect benefits attached to the said Flat, free from all encumbrances and reasonable doubts, unto the Transferees for the lump-sum consideration of **Rs.3,30,00,000/- (Rupees Three**

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Cores e thirty Lakhs only).

3. CONSIDERATION

- 3.1. In pursuance of the aforesaid, the Transferees have already paid a sum of Rs. 80,52,500 (Rupees Eighty Lacs Fifty Two Thousand and Five Hundred only) to the Transferor as under (the payment and receipt whereof the Transferor doth hereby admits, confirms and acknowledges):

Transaction ID.	Date	Amount (Rs.)	Drawn on
000233288844	28-10-2020	30,00,000	HDFC Bank
	29-10-2020	30,00,000	HDFC Bank
	29-10-2020	20,52,500	HDFC Bank

- 3.2. A balance sum of Rs. 1,74,11,206.82 /- (Rupees One Crore Seventy Four Lakhs Eleven Thousand Two Hundred and Six Rupees and Eighty Two Paise only) shall be paid directly to TATA Capital Housing Finance Limited on behalf of the Transferor towards the full and final repayment of housing loan (as per foreclosure letter at Annexure - 1 above) availed by the Transferor immediately on presentation of this duly registered Agreement.

- 3.3. Balance amount of Rs 72,88,793 (Seventy Two Lacs Eighty Eight Thousand Seven Hundred and Ninety Three Only) will be paid by within 7 days of the agreement.

As the Transferor is an Indian Citizen, the Transferees have deducted TDS @ 0.75% on the total consideration Rs 2,47,500/- (Rupees Two Lacs Fourty Seven Thousand and Five Hundred Only) as per the provisions of the Income Tax Act, 1961. The Transferees shall forthwith deposit the said amount of TDS with the Government Treasury and shall furnish the requisite TDS Certificate to the



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Transferor within the prescribed time.

It shall be the sole responsibility of the Transferor to get the refund of above referred tax deducted at source (if applicable) from the concerned authorities and the Transferees will not be held liable for the same. The above referred sum of Rs 2,47,500/- (Rupees Two Lacs Fourty Seven Thousand and Five Hundred Only) deposited with the concerned authorities towards tax deducted at source shall be deemed to be a part and parcel of the consideration amount paid to the Transferor.

4. COMPLETION OF SALE

4.1. The parties shall complete the transaction as contemplated herein.

4.2. The Transferor shall, simultaneously, on receiving the consideration as per clauses 3.1. and 3.2 above; admit, confirm and acknowledge the receipt of payment thereof and hand over quiet, vacant and peaceful possession of the Flat to the Transferees as absolute owners thereof by executing a separate Receipt – cum – Possession letter in favor of the Transferees.

4.3. At the time of issuing a Receipt – cum – Possession letter as per the clause 4.2 above, the Transferor shall, along with such Receipt – cum – Possession letter, deliver the cause to be delivered to the Transferees, the original title documents (as mentioned in Annexure - 2 above) being the only Title Deeds evidencing the Transferor's right, title and interest in the said Flat.

4.4. If the Transferor fails to hand over quiet, vacant and peaceful possession of the Flat to the Transferees as per clause 4.2 and 4.3 hereinabove even though the

Transferees are ready with the consideration as per the clauses 3.1 and 3.2 above and willing to perform their part under this Agreement, then in such an event the Transferees are entitled to terminate this Agreement and upon such termination, the Transferor shall refund the amount of earnest money paid as

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mentioned in clause 3.1 above along-with the TDS paid on such amount by the Transferees, legal charges incurred by the Transferees and also loan processing charges incurred by the Transferees. Such refund shall be made by the Transferor immediately on demand by the Transferees. Until such refund, the Transferees shall have a first charge on the said Flat.

5. COVENANTS, DECLARATIONS, REPRESENTATIONS AND INDEMNITY OF THE TRANSFEROR

5.1. The Transferor hereby declares and has represented, covenanted and assured to the Transferees:—

5.1.1. That the Transferor is the sole and absolute owner and beneficiary of the said Flat duly standing in the name of the Transferor and is absolutely entitled to the same and to all incidental rights thereto and to the exclusive right to the use, enjoyment and occupation of the Flat and except the Transferor no other person or persons has/have any direct and/or indirect right, title, interest, claim or demand of any nature whatsoever upon the said Flat;

5.1.2. That the Transferor's title to the said Flat is free from all encumbrances and reasonable doubts; Save and except as stated for the dues payable to Tata Capital Housing Finance Limited as proposed to be discharged as above



5.1.3. That apart from those mentioned in the letter at Annexure - 2 above, there are no other original Title Deeds or documents in possession of or control of the Transferor in respect of the said Flat

5.1.4. That the Transferor has duly paid and discharged all the dues and liabilities in respect of the said Flat including the municipal charges, taxes, rates, maintenance charges, consumption of electricity, gas,

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water etc. payable to concerned authorities upto the date hereof and any amount is outstanding on the said account the same shall be the liability and obligation of the Transferor and the same shall be borne and paid by the Transferor alone. After the execution of these presents, the Transferor shall co-operate and sign, execute all further and necessary documents required for the purpose of transfer of utility connections such as electricity, gas, water, etc and security deposits lying qua such utility connections and the Transferor is responsible to assure and effectively transfer the utilities available qua the said Flat in favour of the Transferees. The Transferor shall not demand any compensation or consideration towards the aforesaid co-operation;

5.1.5. That notwithstanding any act, deed, matter or thing whatsoever done or omitted by the Transferor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferor, the Transferor has full power and absolute authority in his own right to transfer the said Flat and to relinquish and transfer all his ownership right, title and interest therein in favour of the Transferees;

That neither the Transferor nor any one on his behalf has committed or omitted to do any act, deed, matter or thing whereby his holding of the said Flat may become or may be prejudicially affected or encumbered in any manner or whereby the said Flat may become liable to attachment and/or sale whether by a decree or order of any Competent Court or otherwise;



5.1.7. That the Transferor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said Flat to any other party;

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- 5.1.8. That there are no proceedings instituted by or against the Transferor in respect of the said Flat and/or pending in any Court of Law or before any authority. No lis-pendens notices are existing in respect of the said Flat;
- 5.1.9. That the Transferor is not directly and/or indirectly refrained, prevented and/or prohibited by any Court of Law or authorities (including taxation authorities) or otherwise from entering into the present Agreement for Sale of the said Flat with the Transferees;
- 5.1.10. That there are no insolvency notices or petitions or proceedings pending against the Transferor;
- 5.1.11. That the Transferor has not received any notice for acquisition or requisition of the said Flat;
- 5.1.12. That from time to time and at all times hereafter, at the request and cost of the Transferees herein, the Transferor shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the Transferor in the said Flat and every part thereof to the exclusive use and benefit of the Transferees as aforesaid.
- 5.1.13. That the Transferees shall hereinafter peaceably and quietly be entitled to hold, possess and own the said Flat including the right to enter, occupy and remain in sole occupation and enjoyment of the said Flat and/or any part thereof together with all deposits and amounts lying to the credit of the Transferor in the said Society's account in the Transferees' own right without any interference, disturbance, interruption, claim or demand whatsoever from the Transferor and/or any person or persons lawfully and/or equitably claiming by, from, through, under or in trust for the Transferor;



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5.1.14. Save and except the housing loan from TATA Capital Housing Finance Limited, the Transferor's title to the said Flat is free from all encumbrances, claims and reasonable doubts of whatsoever nature. In the event it is found that the Transferor's title to the said Flat is defective or any claim is made on the said Flat or the Transferees have suffered any loss or damage by the statements, declarations, representations and assurances made by the Transferor or any claim whether directly or indirectly is made on the said Flat, in that case the Transferor agrees to indemnify and hereby indemnifies the Transferees and/or their nominees/successors in title against all losses, damages, costs and expenses which may be suffered by the Transferees on account of the above and the Transferor shall reimburse the Transferees and/ or their nominees and/or their successors in title for the same. Relying upon the aforesaid representations, statements, covenants and assurances of the Transferor, the Transferees have purchased the said Flat.

6. STAMP DUTY, REGISTRATION CHARGES AND TRANSFER CHARGES

Stamp Duty and Registration Charges on this Agreement shall be borne and paid by the Transferees. The Transfer charges payable to the said Society for transfer of the said Flat in favour of the Transferees shall be borne and paid by the Parties equally.



7. ENTIRE TRANSFER

7.1. This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by the Transferees and upon handing over the quite, vacant and peaceful physical possession of the Flat together with the Original Title Deeds by the Transferor to the Transferees

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7.2. The Transferor hereby declares that after the receipt of the balance full and final consideration amount and parting with the original Title Deeds neither he by

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himself nor any of his heirs, family members, successors, legatees, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Flat.

- 7.3. On payment of the full and final consideration amount and parting with the original Title Deeds as specified above, the Transferees shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Flat for and unto the use and benefit of the Transferees, their heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of the Transferor or any person or persons lawfully or equitably claiming through, under or in trust for the Transferor



FIRST SCHEDULE ABOVE REFERRED TO:

(The detailed description of the Larger Property)

All that piece and parcel of land or ground admeasuring 4073.50 square meters and bearing Survey No. 72, Hissa No. 2 corresponding to C.T.S. No. 103, 103(pt) and Survey No. 2, Hissa No. 3 (pt) corresponding to C.T.S. Nos. 98, 98/1 to 13, 100, 99, 99/1 to 7, 101, 101/1 to 12, 102, 102/1 to 15 (all CTS Nos. have now been amalgamated / merged into one CTS No. viz. CTS No. 98) of Village Gundavli and Survey No. 2, Hissa No. 3 (pt) corresponding to C.T.S. Nos. 153, 153/1 to 59 of Village Mogra, Taluka Andheri, Mumbai Suburban District situated at Andheri - Kurla Road, Off W.E. Highway, Andheri, Mumbai - 400 069;

SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Flat)

बंदर-९		
क. १	८६००	१०/३८
२०२०		

Flat No. 101 on the 1st Floor, admeasuring about 93.83 square meters (carpet)

ms

*

IHR

equivalent to 1010 square feet (carpet) in the Building known as "BIANCA" situated at Andheri - Kurla Road, Off W.E. Highway, Andheri, Mumbai - 400 069

IN WITNESS WHEREOF the Transferor and the Transferees have set and subscribed their respective hands, the day and year first hereinabove written.

SIGNED AND DELIVERED by)

the withinnamed "the TRANSFEROR")

MR. JINESH HARNISH SHAH) *JH Shah*

in the presence of)

1. *[Signature]*

2. *[Signature]*



SIGNED AND DELIVERED by)

the withinnamed "THE TRANSFEREES")

(1) MR. NAMAN ARUN SHAH) *Naman*

(2) MISS MITSU KAMLESH SHAH) *M Kamlesh*

(3) Miss Avni Arun Shah) *Avni*

(4) MRS ISHA NAMAN SHAH (ISHA RAVAL) *IHRaval*

in the presence of)

1. *[Signature]*

2. *[Signature]*



बदर - ९
पुसक
क्र. १
८६०७ १८/३८
२०२०

RECEIPT

Received the day and year first hereinabove written of and from the withinamed Transferees, 80,52,500 (Rupees Eighty Lacs Fifty Two Thousand and Five Hundred only) as under:

Transaction ID.	Date	Amount (Rs.)	Drawn on
000233288844	28-10-2020	30,00,000	HDFC Bank
	29-10-2020	30,00,000	HDFC Bank
	29-10-2020	20,52,500	HDFC Bank

Transaction ID.	Date	Amount (Rs.)	Drawn on
000233288844	28-10-2020	30,00,000	HDFC Bank
	29-10-2020	30,00,000	HDFC Bank
	29-10-2020	20,52,500	HDFC Bank

80,52,500 (Rupees Eighty Lacs Fifty Two Thousand and Five Hundred only)

I SAY RECEIVED

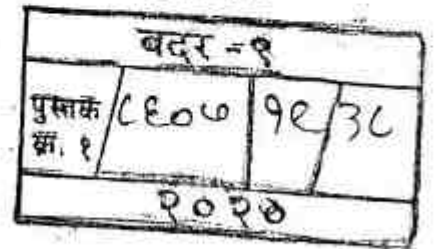
J. Harnish

(MR. JINESH HARNISH SHAH)
TRANSFEROR



Witness:

1. *[Signature]*
2. *[Signature]*





बंदर - ९			
पुस्तक क्र. १	६०७	२०	३६
२०२०			



खरद - १		
पुस्तक क्र. १	८६००	२२/३८
२०२०		

20/07/2018



सूची क्र.2

मुख्य निबंधक, सह दु.प्र. अंधरी

8

दस्ता क्रमांक : 7877/2018

मोहणी :

Regn.03m

माघाचे नाव : पुंभवती पुंभवती

(1) विवेकाचा प्रकार	कारखाना
(2) मोहणी	15040000
(3) बाजारभावा(भाडेपट्ट्याचा बांधविनापट्ट्याकर आकारणी देतो की पट्टेदार ते नमूद करावे)	12880608
(4) भू-साधन पॉटहिसा व परब्रमांक(असल्यास)	1) पाविकेचे मावःभुंबई मरुपा हतर वर्णन :सदनिका नं: 101, माळा नं पहीरा मजला, इनारतीचे नाव: शिवाका, ब्लॉक नं: अंधरी पूर्व नुंबई 400089, रोड नं: जीफ वेस्टने एक्सप्रेस हाथवे., हतर नाहिती. सदनिकेचे क्षेत्रफळ 1010 चौ फुट कारपेट (C.T.S. Number : 98))
(5) क्षेत्रफळ	1) 93.83 चौ.मीटर
(6) आकारणी कित्या जुडी ठेव्यात असले तेव्हा	
(7) दरनपेवज करम देणा-या यादिका ठेवणा-या पक्षकाराचे नाव कित्या टिकाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशापुरा होम्ल प्राईवेट लिमिटेड तर्फे संयातक पवीण गिरीश धामरीया - तर्फे मुखत्यार शरुका जी पटेल तर्फे मुखत्यार आकाश कडु वया:-26, पत्ता:-अंधिस नं १०१, १, होसमाके बिझनेस प्लाझा, मुक्तामलक हॉस्पिटल समोर, सत ज्ञानेशवर मार्ग बांदरा पूर्व नुंबई, बांदरा पूर्व, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400051 पॅन नं:-AAHCA4494Q
(8)दस्तपेवज करम घेणा-या पक्षकाराचे व कित्या टिकाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेश हनीशभाई राह वया:-34; पत्ता:-सदनिका नं सी /49/50, - सी/1 बिल्डिंग , महावीर नगर,जैन मंदिर जवळ, शंकर लेन, कांदिवली परिघम, कांदिवली परिघम, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400067 पॅन नं:-BFBPS0481Q
(9) दस्तपेवज करम दिल्याचा दिनांक	25/07/2018
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2018
(11)अनुवृत्तांक,खंड व पुंभ	7877/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	802500
(13)बाजारभावाप्रमाणे मीदणी शुल्क	30000
(14)शे।	



मुंबई नगरपालिका विचाराल पत्रालेला अपशोसः

सह, मुख्य निबंधक, अंधरी - ६, मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क उपकरताला निवडलेला मनुष्येद.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बदर-९	
पुस्तक	८६०७ २९/३८
क्र. १	
२०२०	



ख. २ - ३			
पुस्तक क. १	८६०७	२५४	३८
२०२०			



SLUM REHABILITATION AUTHORITY

NO.: SRA/ENG/2640/KE/Pl./AP

Date: 2 JAN 2016

To,
Shri. Rajendra Pagnis of
M/s Pagnis & Pagnis
4 Anand, 1st Floor, D.I., Vaidya Road,
Dadar, Mumbai-400 028.

Subject: Full OCC Building no. 2 (Sale) under S.R. Scheme on plot of S. R. Scheme on plot bearing C.T.S no.98,98/1 to 13, 99,99/1 to 7, 100, 101, 101/1 to 11, 102,102/1 to 15,103,103/1 of village Gundavali, Taluka Andheri and adjoining plot bearing C.T.S no. 153 & 153/1 to 59 of village Mogra, Taluka Andheri for "Shree Siddhivinayak Andheri SRA CHS LTD" and "Om Siddhivinayak Andheri SRA CHS LTD".

Reference: Your letter dated 21/12/2015

Sir,

With reference to your letter mentioned above, I have to inform you that the permission to occupy Building no. 2 (Sale) comprising of Ground + 1st to 17th upper floor (including lift machine rooms, water tank, and staircase room) completed under the supervision of Architect Shri. Rajendra Pagnis (License no. CA/91/14083) certificate dated 21/12/2015, Consulting Structural Engineer Shri. P.P. Tavase (License no. STR/T/22 certificate dated 21/12/2015), Site supervisor Shri. Dilip N. Pitkar (License no. P/161/SS/1) certificate dated 21/12/2015 and shown by red colour in the plans submitted by you on 30/04/2014 is hereby granted subject to the following conditions.

1. This occupation permission is granted for Building no. 2 (Sale) comprising of Ground + 1st to 17th upper floor (including lift machine rooms + water tank + staircase room + Fitness Center at terrace level) for 83 nos. of Sale Residential tenements.
2. That the certificate under Section 270 A of BMC, Act shall be submitted to this office.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai
Tel: 022-2655800/26590405/1879 Fax: 91 22 26590457 Website: www.sra.gov.in

ददर-२.	
पुस्तक	८६०७ २५/३८
क्र. १	
२०१०	

3. That the remaining condition of L.O., IOA shall be complied before BCC as as directed.
4. That you shall submit Conveyance Deed before asking for BCC.
5. That you shall submit all plans along with Structural Drawings to the Society and inform Sale Bldg. Society to carry out permits and maintain of all inbuilt/as built amenity / facilities.
6. That you shall get the layout /Subdivision approved before asking 1900th C.C. to the 2nd Sale building in the layout.

Yours Faithfully

-sd-

Executive Engineer W.S.
Slum Rehabilitation Authority

Copy to:

1. ✓ M/s Sugar Developers.
2. Asst. M.C., K/East ward
3. A.E. (WW), K/East Ward
4. A.A. & C., K/East Ward



Executive Engineer W.S.
Slum Rehabilitation Authority

बंदी - ३	
पुस्तक क्र. १	८६०७ २६/३८
२०२०	

मालमत्ता पत्रक

ANNEXURE-"B"

दिनांक/प्रीति - मुंबई

सातत्यागत. मु. मी. का. - व. भु. अ. विलेपार्ले

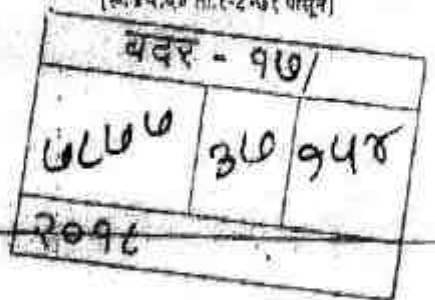
जिल्हा - मुंबई

का. क्रमांक	प्रीति नंबर	पत्रक नंबर	क्षेत्र	धारणीधिकार	जिल्हा
१८			को. सी.		मुंबई



को. सी.
३११.००
+ २१०२.७ सामाजिकरणांते
व. भु. अ. १८/१ ते २३, २१,
१६/१ ते ५,
१००, १०६, १०६/१ ते १३,
१०२, १०१/१ ते १५,
१००, १०३/१ ते १०३ सामाजिक
२५७१.७ मी. मी.

(सातपुला) विपरीत
११.०० गा. १-८-७१
(२५.५० गा. १-८-७१ पासून)



धर्मधारिकार

इच्छायां पुढे धारक

[श्री. लक्ष्मण पुकाराम धारक]
[[धरणी हाताभ्यां कळको धरणीय मी कट्टा क.]
[११२.८० भाडा एम्. आम्. नं. १०२३.२१६ गा.]
[१-१०-३८]

पदेसा

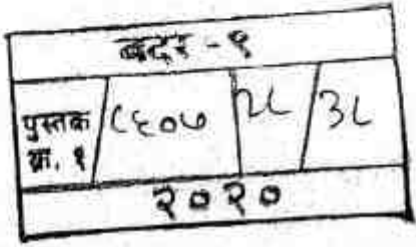
आर. भा. २२

आर. १०२

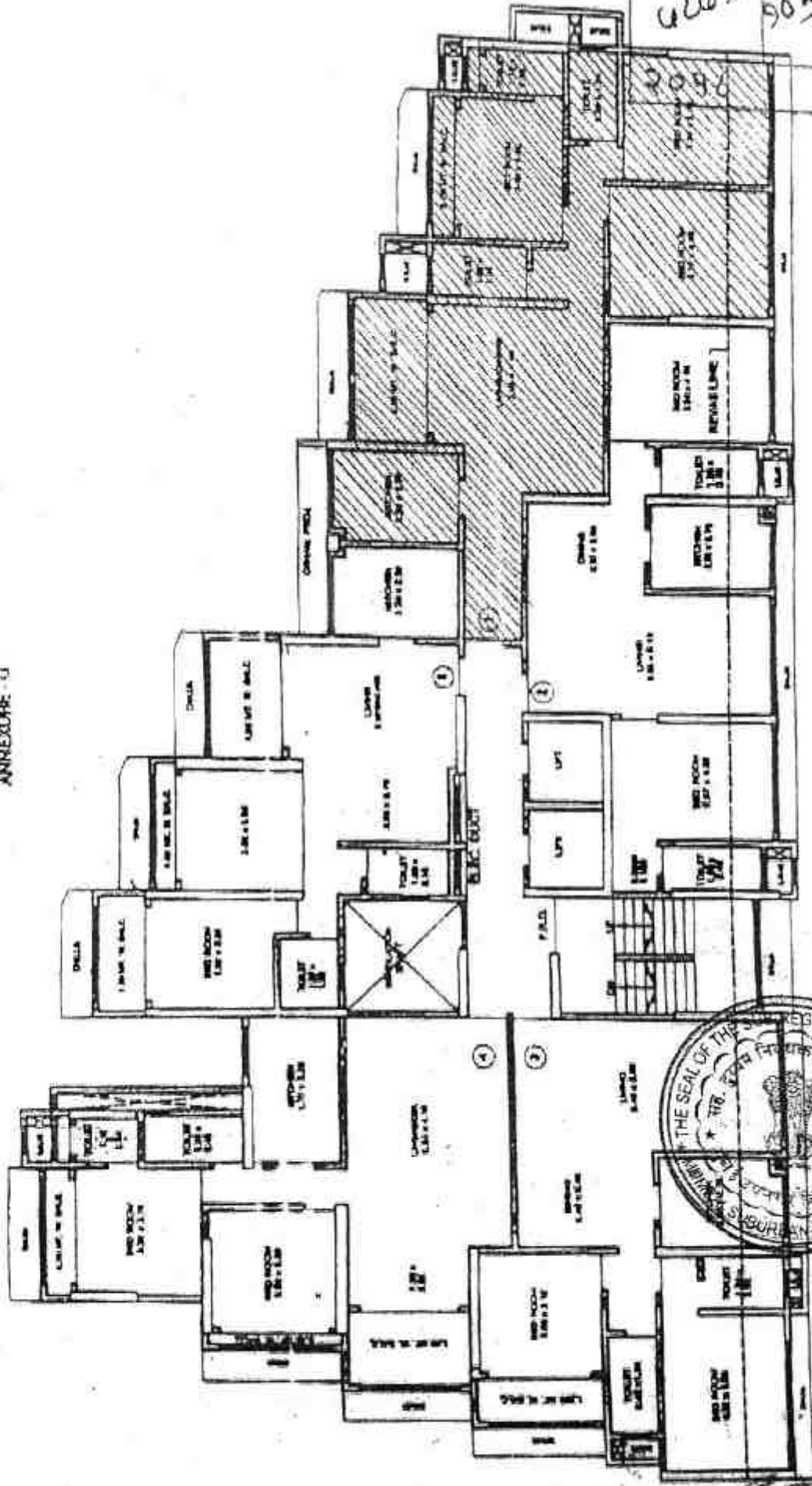
दिनांक	कारण	पत्रक क्रमांक	विलेप (प्री) पदेसा (१) विख्या धर (५०)	साक्षीकरण
--------	------	---------------	---------------------------------------	-----------



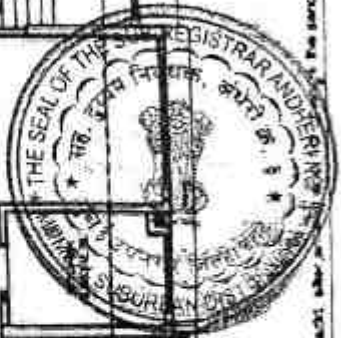
२०१८/११०२	उ. नि. गांधी कमील क. LND १९३३ आकार सामाजिक अ. ४५ गा. १-८-७१ ०० रत लागू केला.			प्री - १५०२-२०-११ १.५.५० अ. १५५० गा.
२०१८/११०३	उ. नि. गांधी कमील क. ए. डी. सी. / एल. ए. व. डी. सी. २५/१/८२ प्रमाणे उपलब्धीची वि. मी. सारा मी. २५/१/८२			धर - १.५.५० म. १.५.५० (१००००)
२०१८/११०४	उ. नि. गांधी कमील क. ए. डी. सी. २५/१/८२ ही पदा साक्षीकरण गणना घाडी व दि. २५/१/१९९६ व सुकलगत गणना घाडी हे दि. २०/१६/१९२९ रोजी गणना प्रामे अवांजायात अर्ज ही गणना: मृत्यूचे साक्षी व अत्यावश्यकते रथाचे कसबेपोर वारसाचे नाव घाडसं केला	S.1	१० श्री. अनंत गणना घाडी श्री. गता गणना घाडी श्री. सुमित्रा पुकाराम धारक श्री. संभा गणना घाडी	१.५.५० म. २.३१.५० १.५.५०/१००० १.५.५० म. १.५.५०
२०१८/११०५	उ. नि. गांधी क. ए. व. डी. सी. मंडलीक मंडलीक मंडलीक धरणी वेपार श्री. अर्जत लणगा घाडी. श्री. गता गणना घाडी. श्री. सुमित्रा पुकाराम घाडी. श्री. संभा गणना घाडी धरणी नावे कमी कळको धरणी वेपार घाडी नावे घाडसं केला.	१.५.५०.५०-२/ २१६१/२०२० दि. १२/०८/२०२०	५०. १) सागर डेवळकरांनी धरणीगत २) विनायक गणना घाडी ३) दिनेश शिशुपाल पुनिया ४) पारशीलाल सुधरानी घाडी	वि. सारा क. २.३१.५० १००० २५/१/१९९६ १.५.५० म. १.५.५०



ANNEXURE - G



बंदर - १७/ ५५०७ १०३ १५४



बंदर - ९
पुस्तक क्र. १ ८६०० २२ ३८
२०२०

The Developer reserves the right to add or delete any room or area as per the sanctioned plan. The sanctioned plan is subject to the approval of the Competent Authority. The Developer shall be responsible for the compliance of all the provisions of the Building Act, 1962 and the Building Rules, 1962.

101, 1ST FLOOR PLAN - BIANCA, ANDHERI (EAST), MUMBAI

मालमत्ता पत्रक

दिनांक/मास - १०/११/२०२०

साल/मास/दिनांक - २०२०/११/१०

जिल्हा - पुणे जिल्हा

दिनांक	मास	साल	पृष्ठ
१०/११/२०२०	१०	२०२०	१

१०/११/२०२०

क्र.सं.	वर्ग	सं.	वर्ग
१०/११/२०२०	१	१	१

१०/११/२०२०	१	१	१
------------	---	---	---

१०/११/२०२०	१	१	१
------------	---	---	---

१०/११/२०२०	१	१	१
------------	---	---	---

१०/११/२०२०	१	१	१
------------	---	---	---

१०/११/२०२०	१	१	१
------------	---	---	---



वदर - ९		
पुस्तक	८००	३०/३८
क्र. १		
२०२०		

१०/११/२०२०

खरी नवकरल

१०/११/२०२०



[Redacted]



जिनेश हर्निश शाह
Jinesh Harnish Shah
DOB: 24-04-1984
Gender: Male



3061 2135 1712

आधार- आम आदमी का अधिकार

Jinesh



[Redacted] प्रधान प्रधिकरण
[Redacted] INDIA

सी-1, सी-49/50 महावीर नगर,
शंकर लाने, जैन मंदिर जवळ, कान्दिवाली
वेस्ट, कान्दिवाली वेस्ट, कान्दिवाली वेस्ट,
मुंबई, महाराष्ट्र, 400067

Address:
C-1, C-49/50 Mahavir Nagar,
Shankar Lane, Near Jain Mandir,
Kandivali West, Kandivali West,
Kandivali West, Mumbai,
Maharashtra, 400067



1947
1800 303 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 201

वदर-९		
पुस्तक क्र. १	८६०७	३९/३६
२०२०		



बंदरा - ९			
पुस्तक क्र. १	८६०७	३२	३८
२०२०			



Ashok

आयकर विभाग
INCOME TAX DEPARTMENT
श्री. शिवा हिताशु कुमार रावल
HITESHKUMAR REVATINANDAN RAVAL
050001988
Permanent Account Number
ANIPR3758F
Signature

भारत सरकार
GOVT. OF INDIA

I H Raval



Prakash



Prakash



बदर - ९		
पुस्तक क्र. १	८६०७	३३/३८
२०२०		



Prakash



बदर - ९			
पुस्तक क्र. १	८६०७	३४	३८
२०२०			

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 2008067828 Valid Till: 31-08-2029 (NT) DOB: 01-09-2008

DOB: 29-10-1980 BG

Authorisation to Drive Following Class of Vehicles Throughout India
 CVV DOJ
 MCWD: 24-08-2008

FORM 2
 RULE 17(2)

Name: SANDHEEP DEVDHARKAR
 S/O of: SADASHIV DEVDHARKAR
 R/O: PESTANAGAR, SUNDAR GALLI,
 D. L. D. KHANDE WARD, CHEMBUR, MUMBAI

Signature of Issuing Authority of Holder

[Handwritten signature]

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20080193417 Valid Till: 23-11-2029 (NT) DOB: 24-11-2009

DOB: 28-03-2019 (TR)

DOB: 04-07-2017

Authorisation to Drive Following Class of Vehicles Throughout India
 CVV DOJ
 LMV-TR: 07-03-2013
 MCWD: 24-11-2008

FORM 2
 RULE 17(2)

Name: HINSHIK PARMAR
 S/O of: VASANT PARMAR
 A/C: ZONE, NO. 122, AL CHL, NO. 1, 2ND HASNABAD
 LANE, KHAR (W), MUMBAI
 MUMBAI
 PIN: 400082

Signature of Issuing Authority of Holder

[Handwritten signature]



बदर-९		
पुस्तक क्र. १	८६०७	३५/३८
२०२०		



बुक - १		
पुस्तक क. १	८६००	३६/३८
२०२०		

दस्त क्रमांक: बदर 9 /8607/2020

कात्रा मूल्य: रु. 1,49,50,506/- मोबदला: रु. 3,30,00,000/-

मसलत मुद्रांक शुल्क: रु. 6,60,000/-

द. नि. मह. द. नि. बदर 9 वाने कार्यालयत

पावती: 9190

पावती दिनांक: 29/10/2020

प. क्र. 8607 वर दि. 29-10-2020

मादरकरणागारे नाव: नमत अरुण शाह

गोती 5:40 म न वा. इतर केता.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पुष्टांची संख्या: 38

एकूण: 30760.00

दस्त इतर करणावली मही:

सह दुय्यम निबंधक अंधेरी क्र. ३.

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कारारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वालयत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वॉन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 29 / 10 / 2020 05 : 40 : 10 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 29 / 10 / 2020 05 : 40 : 43 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्ताऐवज पूर्णपणे सज्ज, निष्पादक व्यक्ती, साक्षीदार व सोबत तो दस्त कायद्याची तरतुदी सज्जतली आहे. * दस्ताची सत्यता, वैधता कायदेशीर जायेंसकीं दस्त लिहणारे व सगुलीधारक हे पूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

बदर - ९		
पुस्तक क्र. १	८६०७	३७/३८
२०२०		





दिनांक: 29/10/2020 6:00:03 PM
दिनांक: 29/10/2020
कारणनामा: करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	सुचकचित्र	आवृत्तचित्र
1	नाव: जिनशा हर्षिशा शाह पत्ता: प्लॉट नं: सी-1/सी/49/50, माळा नं: - इमारतीचे नाव: महावीर नगर, ब्लॉक नं: कादिमती पु.मु, रोड नं: धंकर जेज, महाराष्ट्र, मुंबई. पिन नंबर: BFBPS0481Q	विहून घेजार वय: -36 स्वाक्षरी:		
2	नाव: नमन अरुण शाह पत्ता: प्लॉट नं: 301, माळा नं: - इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेपार्ले प.मु, रोड नं: एन एस रोड नं 3, महाराष्ट्र, MUMBAI. पिन नंबर: DBMPS1384B	विहून घेजार वय: -31 स्वाक्षरी:		
3	नाव: अवंनी अरुण शाह पत्ता: प्लॉट नं: 301, माळा नं: - इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेपार्ले प.मु, रोड नं: एन एस रोड नं 3, महाराष्ट्र, मुंबई. पिन नंबर: BPUPS8621D	विहून घेजार वय: -36 स्वाक्षरी:		
4	नाव: मितसु कमलेश शाह पत्ता: प्लॉट नं: 301, माळा नं: - इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेपार्ले प.मु, रोड नं: एन एस रोड नं 3, महाराष्ट्र, मुंबई. पिन नंबर: DWXPS5103Q	विहून घेजार वय: -27 स्वाक्षरी:		
5	नाव: इशा नमन शाह उर्फ इशा रावल - - पत्ता: प्लॉट नं: 301, माळा नं: - इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेपार्ले प.मु, रोड नं: एन एस रोड नं 3, महाराष्ट्र, मुंबई. पिन नंबर: ANIPR8758F	विहून घेजार वय: -32 स्वाक्षरी:		

दस्तापत्र करून देणार त्हाळधीत करारनामा च दस्ता पत्र करून दिल्याचे कबुल करतात.
दिनांक: 29/10/2020 05:57:59 PM

दस्तापत्र असे निवेदीत करतात की ते दस्तापत्र करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	सुचकचित्र	आवृत्तचित्र
1	नाव: रुटीप देवधरकर वय: 40 पत्ता: मुदर मल्ली चेंबूर मु. पिन कोड: 400089			
2	नाव: हिंशा परमार - - वय: 30 पत्ता: खार प.मु पिन कोड: 400052			

दिनांक: 29/10/2020 05:59:09 PM

दिनांक: 29/10/2020 05:59:47 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित कारणेत येते की, या दस्तामध्ये एकूण.....पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३, मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक अंधेरी क्र. ३.

Franchiser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
LAMUN FRUN SHAI AND PARTNERS	eChallan	10000502020102902027	MH006320022202021P	660000.00	SD	0002826590202011	29/10/2020
LAMUN FRUN SHAI AND PARTNERS	By Cash			760	RF		
LAMUN FRUN SHAI AND PARTNERS	eChallan			30000	RF	6002826590202011	29/10/2020

बदर - ९

पुस्तक क्र. १

LEOV 3L/3L

२०२०



बदर-९/६६०७/२०२०

पुस्तक क्रमांक ९, क्रमांक.....वर

नोंदता. 29 OCT 2020

दिनांक: 29 OCT 2020



02/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी-3

दस्त क्रमांक : 8607/2020

नोंदणी

Regn:63m

गावाचे नाव : मोगरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	33000000
(3) बाजारभाव/भाडेपट्टयाचा काबजितपट्टाकार आकारणी देतो की परटेदार ते नमुद करावे	14950506.2
(4) भू-साधन, पोरहिस्ता व परक्रमानक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्गान : सर्वनिका नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: बियांका विलेज, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड : अंधेरी कुर्ला रोड (C.T.S. Number : 98,98/1 TO13 ;))
(5) क्षेत्रफळ	1) 112.63 चौ.मीटर
(6) आकारणी किंवा जुडी ट्रेण्वात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- खिनेश हरिनिक शाह वग:-36; पत्ता:- प्लॉट नं: सी 1/सी/ 49-50, माळा नं: -, इमारतीचे नाव: महावीर नगर, ब्लॉक नं: कांदिवली पु नं. रोड नं: चंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-8FBPS0481Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नमन अरुण शाह वग:-31; पत्ता:- प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेज पार्स प मू, रोड नं: एन एम रोड नं 3, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-DBMPS1384B 2): नाव:- भवनी अरुण शाह वग:-36; पत्ता:- प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेज पार्स प मू, रोड नं: एन एम रोड नं 3, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-8PUP98621D 3): नाव:- मिलसु कमलेश शाह वग:-27; पत्ता:- प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेज पार्स प मू, रोड नं: एन एम रोड नं 3, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-DWP55103Q 4): नाव:- इशा नमन शाह वग:- इशा रावट - वग:-32; पत्ता:- प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: राम निवास, ब्लॉक नं: जुहू विलेज पार्स प मू, रोड नं: एन एम रोड नं 3, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-ANIPR8758F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	29/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8607/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	560000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) मोगरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or area annexed to it.



सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे दिवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 30/10/2020) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

दस्तासोबत सूची क्र. 18

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-3
मुंबई उपनगर, जिल्हा.



Index-2(सूची - २)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAMAN ARUN SHAH AND OTHERS	eChallan	10000502020102902027	MH006320022202021P	660000.00	SD	0002826590202021	29/10/2020
2		By Cash			760	RF		
3	NAMAN ARUN SHAH AND OTHERS	eChallan		MH006320022202021P	30000	RF	0002826590202021	29/10/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

